



TAMIL NADU GOVERNMENT GAZETTE

EXTRAORDINARY

PUBLISHED BY AUTHORITY

No. 222]

CHENNAI, WEDNESDAY, MAY 22, 2019
Vaikasi 8, Vikari, Thiruvalluvar Aandu-2050

Part IV—Section 2

Tamil Nadu Acts and Ordinances

The following Ordinance which was promulgated by the Governor on the 22nd May 2019 is hereby published for general information:—

TAMIL NADU ORDINANCE No. 1 OF 2019.

An Ordinance further to amend the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017.

WHEREAS the Legislative Assembly of the State is not in session and the Governor of Tamil Nadu is satisfied that circumstances exist which render it necessary for him to take immediate action for the purposes hereinafter appearing

NOW, THEREFORE, in exercise of the powers conferred by clause (1) of Article 213 of the Constitution, the Governor hereby promulgates the following Ordinance:—

1. (1) This Ordinance may be called the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants (Amendment) Ordinance, 2019.

Short title
and
commencement.

(2) It shall come into force at once.

Tamil Nadu
Act 42 of 2017.

2. In section 4 of the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017, in sub-section (2), for the expression "ninety days", the expression "two hundred and ten days" shall be substituted.

Amendment of
section 4.

22nd May 2019.

BANWARILAL PUROHIT,
Governor of Tamil Nadu.

EXPLANATORY STATEMENT.

The Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017 (Tamil Nadu Act 42 of 2017) was brought into force on the 22nd February 2019 by repealing the Tamil Nadu Buildings (Lease and Rent Control) Act, 1960 (Tamil Nadu Act 18 of 1960). As per sub-section (2) of section 4 of the said Act, if no agreement in writing was entered into in relation to a tenancy created before the commencement of the said Act, the landlord and tenant shall enter into an agreement in writing with regard to their tenancy within the period of ninety days from the date of commencement of the said Act. Representations have been received from the landlords and tenants to extend the period of ninety days so as to enter into a tenancy agreement. Hence, the Government have decided to amend sub-section (2) of section 4 of the said Act, so as to extend the time limit for a further period of one hundred and twenty days to enter into a tenancy agreement.

2. The Ordinance seeks to give effect to the above decision.

(By order of the Governor)

S.S. POOVALINGAM,
Secretary to Government,
Law Department.